



11 PARK SQUARE, NEWPORT, NP20 4EL

Prestigious, grade II listed shared office building

Located in city centre

Private secure parking

Walking distance of Newport train station

Various offices available from 91 sq ft to 307 sq ft

Quoting from £275 to £650 pcm, exclusive



LOCATION

The City of Newport is located in a prime strategic location close to the border of England and Wales. It benefits from excellent access to the M4 motorway and wider motorway network and provides regular train services to London Paddington. The City has an immediate population of approximately 137,000.

The property is located on Park Square in close proximity to Newport city centre and all the amenities it provides. Newport train station is within walking distance and junction 26 of the M4 motorway is within 2 miles.

The surrounding area comprises largely of office and residential occupiers.

DESCRIPTION

11 Park square is a grade II listed office building with character. The property provides 6 offices of different sizes at ground level with a large open plan office on the first floor.

The accommodation benefits from a security alarm, carpeted solid floors, wall mounted power and data sockets, gas central heating, cat 2 strip lighting and large windows providing good natural light. Facilities including male and female WC's and a kitchen are shared.

There is a private car park at the rear of the building providing 10-12 allocated spaces, and on street parking at the front of the building. Further parking is available at two pay and display car parks within 200m.

AVAILABLE ACCOMMODATION

Description	Area sq m	Area sq ft	Rent (£)
Room 1	28.5	307	650 pcm
Room 2	8.4	91	275 pcm
Room 3	18.3	197	450 pcm
Room 4	18	194	375 pcm

RATING ASSESSMENT

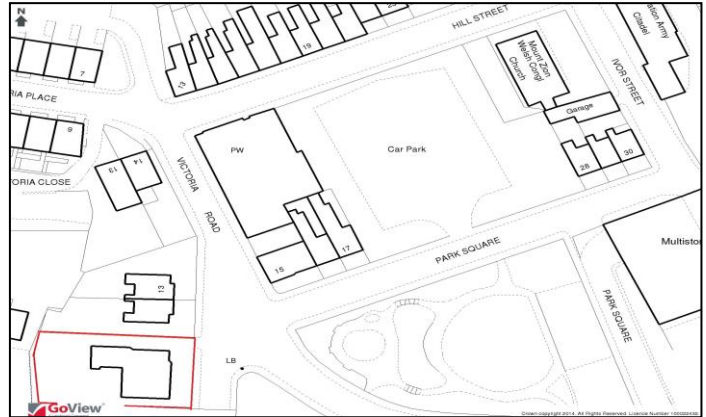
Tenants will be responsible for their own business rates. Some occupiers may qualify for 'small business relief' which will provide a discount on the above figure. Interested parties should contact the business rates department at Newport City Council for more information.

LOCAL AUTHORITY

Newport City Council:
Tel: 01633 656656

PLANNING

We understand that the property benefits from planning consent for office use. However, we recommend that interested parties make their own enquiries to the local authority.



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

TENURE

The property is available by way of a new lease, direct with the landlord. Quoting rent includes heating, water, electric, maintenance and cleaning of shared areas. Rent also includes building insurance; tenants will however be responsible for their own phones and broadband.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH
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dan@m4pc.co.uk

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